

Minneapolis City Planning Department Report

Zoning Code Text Amendment Residential Lot Dimension Requirement Tables for all of the Commercial Districts

Date: June 3, 2002

Initiator of Amendment: Council Members Dan Niziolek and Gary Schiff

Ward: Citywide **Neighborhood Organization:** Citywide

Planning Staff and Phone: Hilary Watson, (612) 673-2639

Subject Matter of the Ordinance: Amendments to Title 20 of the Minneapolis Code of Ordinances related to Zoning Code, amending sections of Chapter 548, Commercial Districts.

Affected Sections of the Zoning Code: The Residential Lot Dimension Requirement tables for the C1, C2, C3A, C3S and C4 zoning districts.

Background: The proposed amendments to Chapter 548 are to amend the lot area requirements for dwelling units, as part of a mixed use building, in the commercial districts.

Purpose of the Amendment: The proposed amendments to Tables 548-4, 548-5, 548-6, 548-7 and 548-8 are intended to remove the minimum 5,000 square feet of lot area requirement for dwelling units, as part of a mixed use building, in all of the commercial zoning districts.

What Problem is the Amendment Designed to Solve? These amendments would allow property owners of commercially zoned lots that are less than 5,000 square feet in size to add dwelling units to their developments when they are part of a mixed use building.

What Public Purpose will be Served by the Amendment? These amendments would allow property owners of commercially zoned lots that are less than 5,000 square feet in size to add dwelling units to their development when they are part of a mixed use building. This amendment may increase the number of dwelling units being built in the city.

What Problems Might the Amendment Create? The Planning Department does not foresee any problems that the amendments would create.

Is the Amendment Timely? The city is in the process of looking at ways of how to increase the housing density throughout the city. These amendments would allow property owners of commercially zoned lots that are less than 5,000 square feet in size to add dwelling units to their development when they are part of a mixed use building.

Is the Amendment Consistent with Practices in Other Areas? Staff reviewed the zoning codes for St. Paul, Minnesota, Portland, Oregon, Seattle, Washington and Pittsburgh, Pennsylvania. None of these cities had a minimum lot area for mixed-use developments in their commercial/business districts.

How will the Amendment Implement the Comprehensive Plan? One of the policies found in the Comprehensive Plan specifically addresses the issue of increasing the housing density in the city. These amendments could be a means of addressing this policy.

Recommendation of the City Planning Department:

The City Planning Department recommends that the City Planning Commission and the City Council adopt the above findings and approve the text amendment.

Amending Title 20, Chapter 525 of the Minneapolis Code of Ordinances relating to Zoning Code: Administration and Enforcement.

The City Council of The City of Minneapolis do ordain as follows:

Section 1. That the following portion of Table 548-4 of the above-entitled ordinance be amended to read as follows:

Table 548-4 Residential Lot Dimension Requirements in the C1 District

Use	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)
RESIDENTIAL USES		
Dwellings		
Dwelling unit, as part of a mixed use building	5,000 or 1,500 sq. ft. per dwelling unit, whichever is greater	None

Section 2. That the following portion of Table 548-5 of the above-entitled ordinance be amended to read as follows:

Table 548-5 Residential Lot Dimension Requirements in the C2 District

Use	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)
RESIDENTIAL USES		
Dwellings		
Dwelling unit, as part of a mixed use building	5,000 or 900 sq. ft. per dwelling unit, whichever is greater	None

Section 3. That the following portion of Table 548-6 of the above-entitled ordinance be amended to read as follows:

Table 548-6 Residential Lot Dimension Requirements in the C3A District

Use	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)
RESIDENTIAL USES		
Dwellings		
Dwelling unit, as part of a mixed use building	5,000 or 400 sq. ft. per dwelling unit, whichever is greater	None

Section 4. That the following portion of Table 548-7 of the above-entitled ordinance be amended to read as follows:

Table 548-7 Residential Lot Dimension Requirements in the C3S District

Use	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)
RESIDENTIAL USES		
Dwellings		
Dwelling unit, as part of a mixed use building	5,000 or 900 sq. ft. per dwelling unit, whichever is greater	None

Section 5. That the following portion of Table 548-8 of the above-entitled ordinance be amended to read as follows:

Table 548-8 Residential Lot Dimension Requirements in the C4 District

Use	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)
RESIDENTIAL USES		
Dwellings		
Dwelling unit, as part of a mixed use building	5,000 or 900 sq. ft. per dwelling unit, whichever is greater	None